**SAYREVILLE ECONOMIC & REDVELOPMENT COMMISSION**

**PRIVATE SESSION MINUTES**

**MEETING – JANUARY 14, 2021**

**Chairman Michael D’Addio opened the meeting at 6:00 PM and announced pursuant to the Open Public Meetings Law, public notice of this meeting was advertised in the Home News Tribune and posted on the bulletin board in the Borough Hall in Sayreville, and copies of this notice have been available to the public and are on file in the Clerk’s Office.**

***SALUTE TO THE FLAG***

**PRESENT: Chairman Michael D’Addio, Vice Chairman Don Newton, Commissioners: Thomas Pollando, Dennis Grobelny, Rosetta Fisher, Kenneth Scott, Janet Rzepka, Councilwoman Mary Novak, Councilman Vincent Conti**

**ABSENT:**

**ALSO PRESENT: Joseph Ambrosio, Executive Director, Dave Samuel, Engineer, Michael Baker, Esq., and Anthony Iacocca, Esq.**

**Pending Matters**

1. **Waterfront Redevelopment**

**Dave stated the first item will be an update to see where exactly the development is at present.**

**Kevin Polston , NAP proceeded to update the Agency with visuals and videos showing the progress made to the site plan changes. The video descreibed where the mixed village, Bass Pro Shop will be located and it showed the bulk head reinforcement with the remedial excavation 8-9 ft. along the waterfront with 1.6 acres of pond extension of the Bass Pro pad to the south and east. Sheets sent by Joe Ambrosio for the Riverton dated January 14, 2021 shows the concept plan approved 2019 describing sections A, B & C. They received the first Planning Board approval in December 2019. He then described the old area compared to now. The ponds and bulk head were started in July 2019 and as of October 2020 sections 1 & 2 are almost remediated. He stated the bulk head repair is very important due to public access; he described how the system will hold together as they are removing all the old concrete and piles and burned out the pier. Repairs January 9, 2021 95% done color coded yellow in progress; bright green cleared.**

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**Dave wanted the Commissioners to understand that tremendous progress has been made and now the site is almost ready for development and approval from the DEP. The first being Bass Pro with the designated roads; bids are out for the Bass Pro building site plan, to acquire DEP and Planning Board final approvals. Kevin said they are working on utility sub-stations; Dave asked when Ball Pro was going to start; Kevin said construction will begin this Summer, they just have a little more work to get finance approvals to start August 1 on a 13 month schedule to open September 2022. Kevin stated Jenn Smith and Paul St. Onge were present if any of the commissioners had questions. He thanked the Agency for all accomplished work and the professional’s great help over the last month.**

**Private Session**

**Resolution providing for holding of private executive meeting pertaining to litigation, personnel, contract negotiations and property acquisition/sale.**

**Mr. D’Addio asked for motion to go into Private Session; Mr. Grobelny made motion, Councilwoman Novak seconded, motion carried.**

1. **Waterfront Redevelopment**

**Dave stated the roadways could be a concern 3-5 lanes on roadways being used for construction. The color coded roads: Blue – will be public roads; Green – will be private roads around the Town Center. The storm sewer and other roads are not Borough the developer will be responsible for the maintenance.**

**Mike Baker said the documents the Agency needs to approve and recommend to the Borough: (1) Master Redevelopment Agreement it’s 12 years old and several small amendments have been made; Dave went over some economic points paperwork will be distributed at the January 28th meeting. A discussion took place regarding the Pilot documents and the RAB bonds. Mike Baker said copies of the documents will be delivered to all.**

**Mr. D’Addio asked for motion to close private session and resume meeting in public session; Councilwoman Novak made motion, Mr. Grobelny seconded seconded, motion carried.**

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**New Business**

**None**

**Public Portion**

**Mr. D’Addio asked for motion to open public portion; Mr. Scott made motion, Ms. Rzepka seconded; motion carried. No one spoke. Mr. D’Addio asked for motion to close Public Portion; Mr. Pollando made motion, Mr. Scott seconded; motion carried.**

**Commissioners Comments**

**None**

**Mr. D’Addio asked for motion to adjourn. Mr. Pollando made motion to adjourn; Mr. Grobelny seconded, motion carried.**

**Respectfully submitted,**

**Joan M. Kemble**